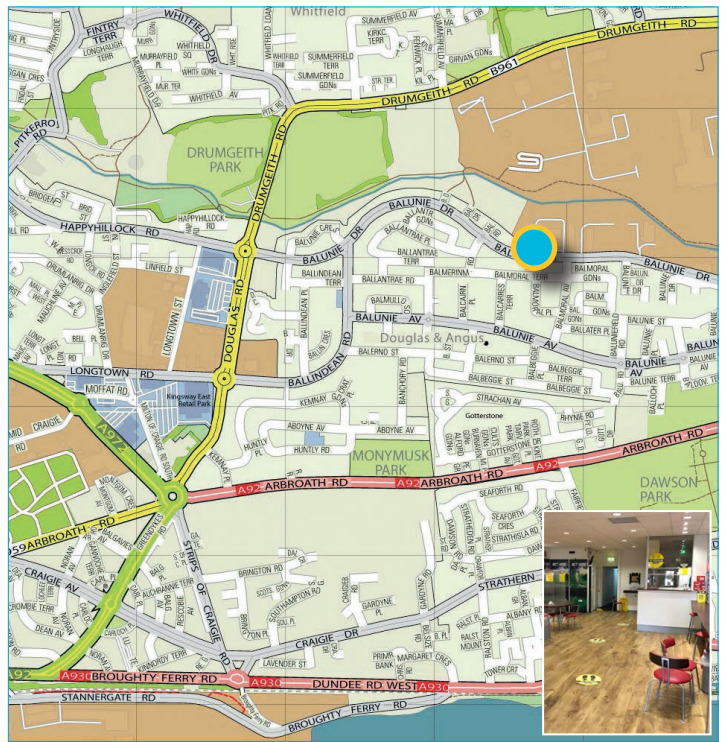
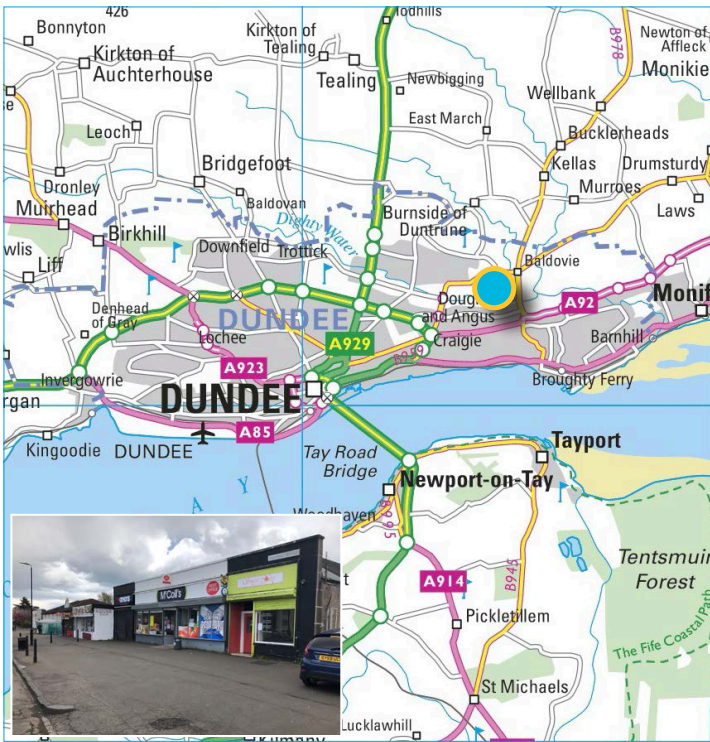


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**21 BALMORAL TERRACE
DUNDEE
DD4 8SJ**



LOCATION

Dundee is Scotland's fourth largest City, located approximately 60 miles north of Edinburgh, 65 miles south of Aberdeen & 18 miles east of Perth. The City has a resident population of some 148,000 people and draws on an estimated catchment in excess of 600,000.

The City centre has seen an upsurge in interest & activity in the last few years with the opening of the impressive V&A Museum of Design and new train station, as well as major redevelopment of the whole of the Waterfront area.

The premises are situated in the suburb of Douglas approximately 3 miles north east of Dundee city centre. The subjects benefit from a prominent corner location fronting Balmoral Terrace at it's junction with Balcarres Terrace. The immediate surrounding area is predominantly residential with neighbouring occupiers including McColls, Douglas Sports Bar, Rehab Hair, Baluniefield Nursery, Douglas Health Centre plus a number of other local independent retailers.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit within a purpose built retail parade, providing the following approximate areas:-

Ground Floor Sales & WC's/Staff/Storage	108.27 sqm	1,165 sqft
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th February 2031, with the tenant having an option to break on 27th February 2026. There is also a rent review on this date if the break is not exercised.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

£6,600 per annum [No VAT applicable].
Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-
Rateable Value - £6,000 [as at 01/04/2017]

EPC RATING

EPC Rating - G [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288

www.jhcampbell.net

Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

Date of publication: May 2021

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-
1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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